



**WOODHEAD**  
OSWESTRY SALES & LETTINGS

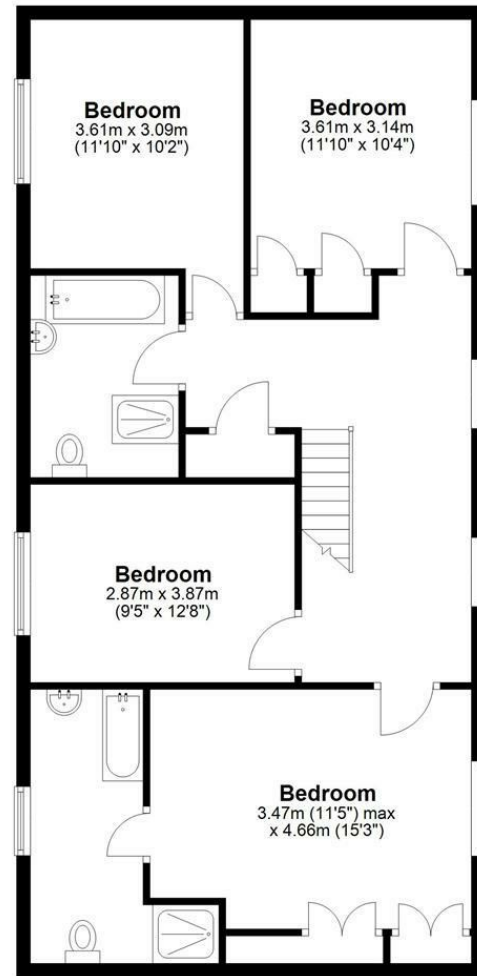
### Ground Floor

Approx. 87.2 sq. metres (938.6 sq. feet)



### First Floor

Approx. 87.2 sq. metres (939.1 sq. feet)



Total area: approx. 174.4 sq. metres (1877.8 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 3 The Court Fox Lane, West Felton, SY11 4JU Offers in the region of £325,000

Welcome to this charming semi-detached house, part of a group of 5 properties, located off Fox Lane in the picturesque village of West Felton, Oswestry. This area was designated as a Conservation Area on 19th July 2023. This delightful property boasts a rural courtyard setting with a central pond in the front, which has shared maintenance with the adjoining owners, offering a tranquil and idyllic atmosphere.

The front entrance door leads into a spacious hallway, off which further doors lead to the large reception room, the separate dining room, the cloakroom and the kitchen/diner, and a wooden staircase leads to the first floor.

With four bedrooms, there is ample space for a growing family or for hosting guests. The property also features a well-maintained family bathroom, as well as a large ensuite to the master bedroom, with both a bath and a shower cubicle, ensuring convenience and comfort for all residents.

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999  
**E:** sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999  
**E:** sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



**Hallway**  
 4.371 x 2.648 (14'4" x 8'8")  
 front aspect double glazed  
 wood effect floor  
 single panel radiator with thermostatic valve  
 recessed lighting



**Dining room**  
 4.84 x 3.16 (15'10" x 10'4")  
 front aspect double glazing  
 wood effect floor  
 double panel radiator with thermostatic valve



**Bed 1**  
 4.66 x 3.47 (15'3" x 11'4")  
 front aspect double glazing  
 carpet  
 single panel radiator with thermostatic valve  
 two double fitted wardrobes with dressing table



**Bed 3**  
 3.09 x 3.61 (10'1" x 11'10")  
 rear aspect double glazing  
 carpet  
 single panel radiator with thermostatic valve

**Kitchen/ Diner**  
 4.57 x 6.22 (14'11" x 20'4")  
 rear aspect double glazing  
 range of eye and base units  
 double panel radiator with thermostatic valve  
 stainless steel sink unit with mixer tap  
 electric 5-ring hob, electric split oven, space for dishwasher and fridge/freezer.  
 tiled floor  
 electric split oven  
 space for dishwasher and fridge/freezer



**Lounge**  
 4.44 x 6.39 (14'6" x 20'11")  
 front and rear/ dual aspect double glazing  
 electric fire with stone fireplace  
 wood effect floor  
 two single panel radiators with thermostatic valves



**En-suite**  
 1.864 x 3.939 (6'1" x 12'11")  
 rear aspect double-glazing  
 bath, shower cubicle  
 basin  
 low-level wc  
 tiled floor and walls  
 recessed lighting  
 heated handrail with thermostatic valve

**Bed 4**  
 2.87 x 3.87 (9'4" x 12'8")  
 rear aspect double glazing  
 carpet  
 single panel radiator with thermostatic valve

**Rear Garden**  
 Secure private area  
 wooden shed  
 raised patio and seating area  
 border and shrubs



**Utility**  
 3.300 x 2.828 (10'9" x 9'3")  
 rear aspect double glazing, stable door to garden/parking  
 stainless steel sink unit with mixer tap  
 Worcester boiler - LPG  
 tiled floor  
 double panel radiator with thermostatic valve  
 large floor to ceiling shelved storage cupboard



**Bathroom**  
 2.923 x 2.177 (9'7" x 7'1")  
 rear aspect double glazing  
 bath  
 shower cubicle  
 low-level wc  
 basin  
 heated towel rail with thermostatic valve  
 recessed lighting  
 recessed lighting



**Bed 2**  
 3.14 x 3.61 (10'3" x 11'10")  
 front aspect double-glazing  
 fitted wardrobes  
 carpet  
 single panel radiator with thermostatic valve

**HOURS OF BUSINESS**  
 Monday - Friday 9.30am - 5.00pm  
 Saturday 9.00am - 1.00pm  
 Sunday Closed.

**MISDESCRIPTION ACT 1991**  
 The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.  
 Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.  
 The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.  
 Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.  
 The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

**SERVICES**  
 We have been informed by the seller that the property benefits from mains water: mains drainage: gas (LPG) central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

**TENURE**  
 We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.